

January 23, 2014

The Common Council met as the Water Utility Board at 7:00 pm on the above date in the Meeting Room at City Hall Annex with Mayor Tucker presiding and members Jeffries, Fuelling, Hoehn, Curtis, and Higgins attending. Others attending were Attorney Higgins; Supt. Gray; Chief Beloit; Chief Dixon; Comm. Dieterle; Supt. Givens; Don Duckworth; Tony Juncker – ATI, Inc.; Mindy Bourne – Dir. Posey County Plan Commission; ACO Givens; Gene Youngblood; Laird and Christy Davis; and Sara Manifold – Mount Vernon Democrat.

Mayor Tucker called the meeting to order by stating members were either mailed or hand carried copies of the minutes of their previous meeting and by asking if there were any corrections or additions. He added if not, he entertains a motion to waive their reading and to approve the minutes as presented. Board member Curtis moved the reading of the minutes be waived and they be approved as presented. Seconded by Board member Hoehn

Mayor Tucker asked if there was any discussion ?

There was none.

Mayor Tucker stated all those in favor of the motion should signify in the affirmative; and following the vote, he reported the motion carried unanimously.

Mayor Tucker requested action on the claims presented.

Board member Higgins moved the claims presented be allowed for payment. Seconded by Board member Hoehn.

Mayor Tucker asked if there was any discussion ?

There was none.

Mayor Tucker stated all those in favor of the motion should signify in the affirmative; and following the vote, he reported the motion carried unanimously.

Mayor Tucker stated they will now hear the report of the Water Chairman

Chairman Curtis stated he would like to thank Supt. Gray for the action he took during the West Virginia chemical spill that headed down river. He had all of the information days ahead of time and had a plan ready to go. He is to be commended for his efforts, he kept the Board informed as well.

Supt. Gray stated they are busy right now with the cold weather – frozen meters, etc. In reference to the spill, they started tracking it early and ordered extra carbon. They built another injection box to handle the carbon and IDEM as well as the Ohio River Sanitation Committee, kept them informed. He stated they had to increase their carbon use by 1000% and it was really a non-issue by the time it reached Mount Vernon.

Supt. Gray then stated on February 11 he will be Indianapolis to make a presentation at the AWWA about the Mount Vernon Water Plant. He will be co-presenter.

Mayor Tucker asked if there were any questions ?

There were none.

Mayor Tucker asked if the Clerk-Treasurer had any Communications for the Board ?

Clerk-Treasurer Sitzman replied not at this time.

Mayor Tucker asked if there were any Legals ?

Board member Curtis stated they have been talking for about a year and a half about the Water Works purchasing the Street Department property at 232W 2nd Street and Supt. Gray and Comm. Dieterle have agreed on a price of \$75,000. The Street Department will erect a new building at their Kimball Street location and both department heads are ready to proceed. The Water Works has the money for the purchase and around \$25,000 will be needed out of EDIT to finalize the building.

Attorney Higgins stated she will prepare a resolution for the Board of Works that they will need to pass and they will basically be transferring the deed and the Street Department will then accept that.

Board member Curtis stated they did that at their meeting today. He then moved the Water Works spend \$75,000 to purchase the property at 232 W 2nd Street. Seconded by Board member Fuelling.

Mayor Tucker asked if there was any discussion ?

Board member Jeffries stated this is needed for the Street Department to consolidate their locations into one location.

Board member Curtis added this will also give the Street Department storage for their equipment, which they do not have now.

Mayor Tucker added the Board agreed today to proceed.

Board member Curtis further added it is also a safety issue as well, with so many trucks down there and traffic – especially at Sabic shift change.

Ms. Bourne stated Kimball Street is zoned under a special use for this, so that won't be an issue.

Mayor Tucker requested a roll call vote.

Roll was called by the Clerk-Treasurer with Board voting as follows:

Jeffries – yes; Fuelling – yes; Hoehn – yes;

Curtis – yes; Higgins – yes.

Mayor Tucker stated the motion carried unanimously.

Attorney Higgins stated the \$25,000 that was mentioned out of EDIT ? If that is not already appropriated, they will need to add it to their ordinance this evening as it can not be changed once it is published.

Mayor Tucker asked if anyone in the Audience wished to address the Board ?

Don Duckworth approached and stated he is requesting a water adjustment at the North Main Plaza. He added the bill normally runs \$212 and in November it was \$436. He stated he has fixed the leaks and this is his first adjustment but because he paid the bill he needed to come here to request an adjustment.

Supt. Gray stated it will be for one month, as he already paid the bill.

Board member Curtis moved the adjustment be allowed, according to their normal procedure. Seconded by Board member Jeffries.

Mayor Tucker asked if there was any discussion ?

There was none.

Mayor Tucker requested a roll call vote.

Roll was called by the Clerk-Treasurer with Board voting as follows:

Jeffries – yes; Fuelling – yes; Hoehn – yes;

Curtis – yes; Higgins – yes.

Mayor Tucker stated the motion carried unanimously.

Mayor Tucker asked if there was any Old Business ?

Board member Hoehn stated he thought they gave Supt. Gray permission to make these adjustments in office, up to a certain dollar amount.

Supt. Gray agreed and added he had already paid the bill so he had to come before the Utility Board.

Mayor Tucker asked if there was any New Business ?

There were none.

Mayor Tucker stated if there was no further business, he entertains a motion to adjourn.
Board member Curtis moved the meeting be adjourned. Seconded by Board member Jeffries.
Mayor Tucker stated all those in favor of the motion should signify in the affirmative; and following the vote, he reported the motion carried unanimously and adjourned the meeting.

John Tucker, Mayor

ATTEST:

Cristi L. Sitzman
Clerk-Treasurer

The Common Council met immediately following the Water Utility Board on the above date in the Meeting Room at City Hall Annex with Mayor Tucker presiding and members Jeffries, Fuelling, Hoehn, Curtis, and Higgins attending. Others attending were Attorney Higgins; Supt. Gray; Chief Beloit; Chief Dixon; Comm. Dieterle; Supt. Givens; Tony Juncker – ATI, Inc.; Mindy Bourne – Dir. Posey County Plan Commission; ACO Givens; Gene Youngblood; Laird and Christy Davis; and Sara Manifold – Mount Vernon Democrat.

Mayor Tucker called the meeting to order by stating members were either mailed or hand carried copies of the minutes of their previous meeting and by asking if there were any corrections or additions. He added if not, he entertains a motion to waive their reading and to approve the minutes as presented. Councilwoman Higgins moved the reading of the minutes be waived and they be approved as presented. Seconded by Councilman Hoehn.

Mayor Tucker asked if there was any discussion ?

There was none.

Mayor Tucker stated all those in favor of the motion should signify in the affirmative; and following the vote, he reported the motion carried unanimously.

Mayor Tucker stated they will now hear the reports of the Standing Committees.

Street & Light Chairman Hoehn stated he has no report.

Comm. Dieterle stated he has no report.

Mayor Tucker asked if there were any questions ?

There were none.

Police & Dog Chairman Jeffries stated he has no report.

Chief Beloit stated he has no report.

Mayor Tucker asked if there were any questions ?

There were none.

Fire Chairwoman Higgins stated she has no report.

Chief Dixon stated he has no report.

Mayor Tucker asked if there were any questions ?

There were none.

Sewer Chairman Fuelling stated he has no report.

Supt. Givens stated he has no report.

Mayor Tucker asked if there were any questions ?

There were none.

Mayor Tucker asked if the Clerk-Treasurer had any Communications for the Council ?

Clerk-Treasurer Sitzman replied not at this time.

Mayor Tucker stated they are now ready for the Legal portion of the Agenda.

Attorney Higgins stated the first item is the public hearing advertised for this evening on the Designation of 103, 205 and 301 Brown Street as Economic Revitalization Area for ATI, Inc. and their tax phase-in.

She added at their last meeting the Council made the ERA findings and ATI is to retain their 18 employees and hire 24. They agreed to \$900,000 of investment in new equipment and \$1.3M in real estate improvements. A 10 year tax phase-in on the real estate and a five year phase-in on personal property. She concluded by stating Tony Juncker is here if they have any questions.

There were none.

Mayor Tucker then opened the public hearing and asked if anyone present wanted to comment on this topic ?

There was no response.

Mayor Tucker then closed the public hearing.

Attorney Higgins stated they can now confirm, rescind, or modify the terms of the declaratory resolution.

Councilman Curtis moved they confirm the original terms of 103, 205, and 301 Brown Street ERA.

Seconded by Councilman Hoehn.

Mayor Tucker asked if there was any discussion?

There was none.

Mayor Tucker requested a roll call vote.

Roll was called by the Clerk-Treasurer with Council voting as follows:

Jeffries – yes; Fuelling – yes; Hoehn – yes;

Hoehn – yes; Higgins – yes.

Mayor Tucker stated the motion carried unanimously.

Attorney Higgins will prepare the resolution based on this action.

Attorney Higgins stated the next item is the first reading of the Ordinance of Additional Appropriations in the EDIT fund, as discussed at their last meeting.

Councilwoman Higgins moved the ordinance pass first reading, amending it to add the \$25,000 for the Street Department building, as discussed at the Water Board meeting. Seconded by Councilman Curtis.

Mayor Tucker asked if there was any discussion ?

There was none.

Mayor Tucker requested a roll call vote.

Roll was called by the Clerk-Treasurer with Council voting as follows:

Jeffries – yes; Fuelling – yes; Hoehn – yes;

Hoehn – yes; Higgins – yes.

Mayor Tucker stated the motion carried unanimously.

Attorney Higgins stated the next item is a Resolution establishing the Unsafe Building Fund for the City of Mount Vernon. She added this will not be for tax money, it is a non-reverting fund.

Councilman Curtis asked if this will include money from the sales of property through certificate sales ?

Attorney Higgins replied no, but it would if there are any costs to recoup that were incurred by the Bldg. Comm. Yes, certified costs.

Councilman Hoehn asked if there is a fund now they use to pay for houses they tear down.

Attorney Higgins replied yes, EDIT.

Mayor Tucker stated they appropriated \$30,000 in 2013 and 201 for that.

Councilman Hoehn asked if they will continue to use EDIT for that /

Attorney Higgins replied yes.

Councilman Hoehn asked if the two funds could be put together ? It is non-reverting.

Attorney Higgins replied it is non-reverting meaning it is supported by fines, costs, and fees, it is not new money. There is an appropriation in EDIT because that is where the money comes in, at least until this fund builds up.

Councilman Hoehn stated they could eventually put EDIT money there.

Mayor Tucker stated in 2012 the city took possession of six properties and in 2013, they took two. In 2014 they could take possession of two to 10 more. But it is a slow process.

Councilman Hoehn asked if the city is just taking possession or are they being sold ?

Mayor Tucker replied we haven't sold any yet.

Attorney Higgins stated one is having paperwork prepared on getting ready for a sale, but that one will only be one that they will recoup costs on, no icing on the cake for it. The rest, who knows. It is a procedure. When it is a certificate sale, adjacent landowners are notified; they can take bids on the property, or they can hold an auction or private sale. She stated they are also waiting on two more.

Councilman Curtis moved the Resolution establishing the Unsafe Building Fund be approved. Seconded by Councilman Hoehn.

Mayor Tucker asked if there was any discussion ?

There was none.

Mayor Tucker requested a roll call vote.

Roll was called by the Clerk-Treasurer with Council voting as follows:

Jeffries – yes; Fuelling – yes; Hoehn – yes;

Hoehn – yes; Higgins – yes.

Mayor Tucker stated the motion carried unanimously.

Clerk-Treasurer Sitzman added it will be numbered 14-2.

Attorney Higgins stated an addition to the Agenda is a rezoning for 505 E Grant from RT(Residential Townhouse) to RM(Residential Multifamily). She added the APC heard the request on January 9 – Lorelei Barnes is the owner and Laird Davis is the applicant, and he is present this evening. She then stated this structure has been used as multifamily. Mr. Davis wants to buy the property and take it back to its original condition – it needs fixed up. She concluded by stating there was remonstrator present who was concerned about parking, but there are regulations on parking. APC recommended passage and there are other RM in that area.

Mr. Davis stated they have just actually completed the purchasing process and they are now the owners. He added is family built the structure in 1960 and it had three apartments. He stated he lives across the street and can assure Council it will have nice curb appeal once again. He wants to rehab it and put it back in its original condition.

Councilman Hoehn moved the ordinance pass on first reading. Seconded by Councilman Jeffries.

Mayor Tucker asked if there was any discussion ?

There was none.

Mayor Tucker requested a roll call vote.

Roll was called by the Clerk-Treasurer with Council voting as follows:

Jeffries – yes; Fuelling – yes; Hoehn – yes;

Hoehn – yes; Higgins – yes.

Mayor Tucker stated the motion carried unanimously.

Mayor Tucker asked if anyone in the Audience wished to address the Council ?
There was no response.

Mayor Tucker asked if there was any New Business ?
There was none.

Mayor Tucker stated they will now hear the reports of the Districts.

1st District Councilman Jeffries stated he has no report.

2nd District Councilman Fuelling stated he has no report.

3rd District Councilman Hoehn stated they had a water main break on Park Ridge Drive and the Street Department came out and patched it so they are good now – thanks !

4th District Councilman Curtis stated he has no report.

Councilwoman-at-Large Higgins stated she has no report.

Mayor Tucker stated January 30 he and four others are going to Indianapolis for a meeting about the Stellar Grant. Other than that, if there is no further business, he entertains a motion to adjourn. Councilman Fuelling moved the meeting be adjourned. Seconded by Councilman Jeffries. Mayor Tucker stated all those in favor of the motion should signify in the affirmative; and following the vote, he reported the motion carried unanimously and adjourned the meeting.

John Tucker, Mayor

ATTEST:

Cristi L. Sitzman
Clerk-Treasurer